

RETAIL FOR SALE

HIGH TRAFFIC RETAIL HARD CORNER/BEE BRANCH, AR

11163 Hwy 65 S , Bee Branch, AR 72013



OFFERING SUMMARY

SALE PRICE:	\$270,000
AVAILABLE SF:	
LOT SIZE:	0.75 Acres
BUILDING SIZE:	7,500 SF
PRICE / SF:	\$36.00

PROPERTY OVERVIEW

NEW PRICE! This high-visibility retail/industrial 0.75+/- acre property is located at the hard corner of Hwy 65 and Hwy 92 in Bee Branch, AR. Currently in use as a truck parts retail establishment, this 7500+/- square foot building has 2500+/- sqft of well-appointed retail space and 2500 +/- sqft of warehouse/ service space. The warehouse has 18/20 ft ceiling height, 2 overhead doors (1 dock-high, 1 drive-in), Reinforced concrete floors with drains, 2 bathrooms, storage closets. Upstairs is 2500+/- sqft of office space and storage! High quality HVAC system is easily accessed upstairs. Building is fully insulated and well-maintained. Paved parking lot with ingress/egress onto both 65 and 92, total traffic count is 10,700 VPD!

PROPERTY HIGHLIGHTS

- Retail/Industrial property at High-visibility corner! 10,700 VPD total at this intersection!
- 0.75+/- acre paved lot with ingress/egress onto both highways
- 7500 sqft building is fully insulated and well-maintained.
- Two 14'x 14' wide and high overhead doors, 1 dock-high, 1 drive-in.
- Perfect for another retail/service/industrial use or can continue as a truck parts store.
- Digital pole sign with front and back display
- Nice office space and extra storage upstairs!

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Little Rock, AR 72223

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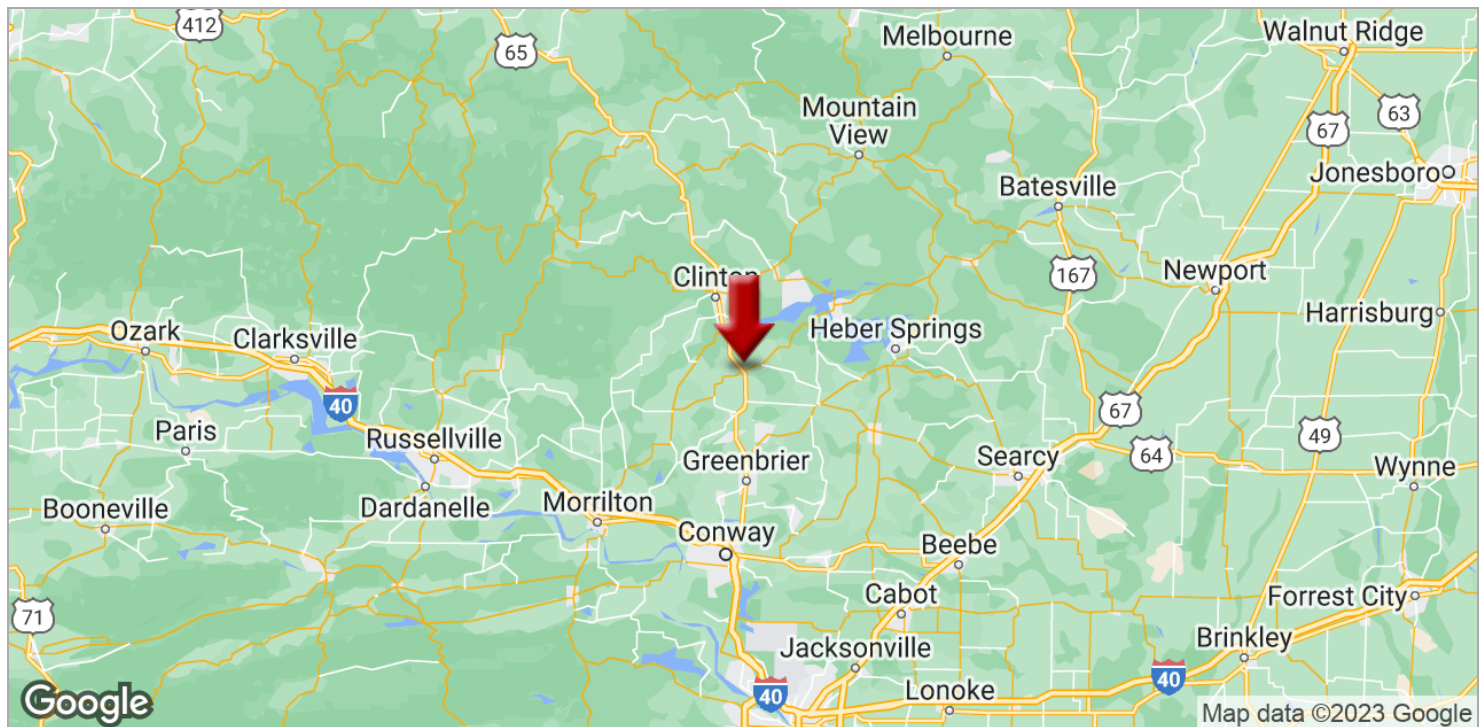
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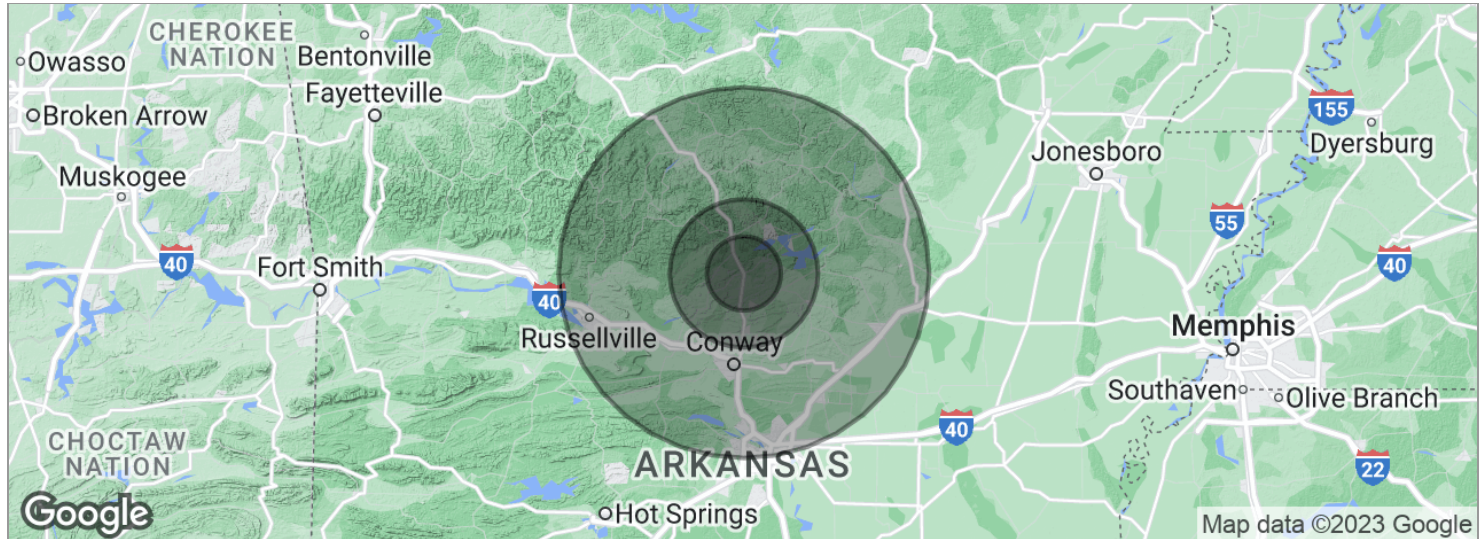
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POPULATION	10 MILES	20 MILES	50 MILES
Total population	10,846	48,254	738,317
Median age	45.6	42.2	37.4
Median age (male)	44.1	41.2	36.2
Median age (Female)	46.5	43.2	38.6
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total households	4,299	19,096	300,273
# of persons per HH	2.5	2.5	2.5
Average HH income	\$46,964	\$51,452	\$61,370
Average house value	\$99,737	\$132,695	\$163,452

* Demographic data derived from 2020 ACS - US Census

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